



To the Honorable Council
City of Norfolk, Virginia

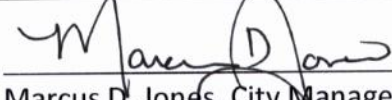
February 9, 2016

From: George M. Homewood, AICP, CFM, Planning Director

Subject: **Special Exceptions for a convenience store, 24-hours (no fuel sales) and for the sale of alcoholic beverages for off-premises consumption at 1877 E. Ocean View Avenue, Suite 1881 – 7-Eleven**

Reviewed: 
Ronald H. Williams, Jr., Deputy City Manager

Ward/Superward: 5/6

Approved: 
Marcus D. Jones, City Manager

Item Number:

R-20

- I. **Staff Recommendation:** Approval.
- II. **Commission Action:** By a vote of **7 to 0**, the Planning Commission recommends **Approval**.
- III. **Request:** Special exceptions:
 - a. Convenience store, 24-hours (no fuel sales)
 - b. Sale of alcoholic beverages for off-premises consumption
- IV. **Applicant:** 7-Eleven
- V. **Description:**
 - The site is located on the southwest corner of East Ocean View Avenue and Cape View Avenue, in the space currently occupied by the Cape View Food Mart.
 - The building contains two additional tenants, a cell phone store and a laundromat.
 - The applicant, 7-Eleven, proposes to operate a 24-hour convenience store with alcohol sales for off-premises consumption.
 - The new establishment will no longer be able to sell beer in single-serving packages or containers, which the establishment is currently allowed to sell.
 - As a condition of the special exception, prior to the commencement of the special exceptions the 7-Eleven store located at 2214 East Ocean View Avenue will be closed and the existing building shall be demolished within 120 days after the closure.

Staff point of contact: Matthew Simons at 664-4750, matthew.simons@norfolk.gov

Attachments:

- Staff Report to CPC dated January 28, 2016 with attachments
- Letter of Support – Cottage Line Civic League
- Proponents and Opponents
- Ordinance

Planning Commission Public Hearing: January 28, 2016

Executive Secretary: George M. Homewood, AICP, CFM

Planner: Matthew Simons, AICP, CZA, CFM

| | | |
|----------------------|---|---|
| Staff Report | Item No. 8 | |
| Address | 1877 East Ocean View Avenue, Suite 1881 | |
| Applicant | 7-Eleven | |
| Requests | Special Exceptions | a. Convenience store, 24-hours (no fuel sales) b. Sale of alcoholic beverages for off-premises consumption |
| Property Owner | G & G Capeview, LLC | |
| Site Characteristics | Site/Space Area | 29,106 sq. ft./3,374 sq. ft. |
| | Future Land Use Map | Commercial |
| | Zoning | C-2 (Corridor Commercial) |
| | Neighborhood | Bayview/Cottage Line |
| | Character District | Suburban |
| Surrounding Area | North | R-12 (Medium Density Multi-Family): Multi-family and single-family |
| | East | C-2: Vacant commercial building |
| | South | R-12: Multi-family |
| | West | R-12: Single-family |



A. Summary of Request

- The site is located on the southwest corner of East Ocean View Avenue and Cape View Avenue, in the space currently occupied by the Cape View Food Mart.
- The building contains two additional tenants, a cell phone store and a laundromat.
- The applicant, 7-Eleven, proposes to operate a 24-hour convenience store with alcohol sales for off-premises consumption.

B. Plan Consistency

The proposed special exceptions are consistent with *plaNorfolk2030*, which designates this site as commercial.

C. Zoning Analysis

i. General

- The uses are permitted in the C-2 district with special exceptions.
- The site operated as a convenience store selling alcoholic beverages prior to the City's current regulations requiring a special exception for the sale of alcoholic beverages for off-premises consumption, and the use is a legally established nonconforming use (grandfathered) at this location.
- However the existing convenience store does not currently operate 24-hours.
- The applicant proposes to intensify the site by operating 24-hours.
 - This requires that the applicant comply by obtaining both a special exception for 24-hour operation and for the sale of alcoholic beverages for off-premises consumption.
- The new establishment will no longer be able to sell beer in single-serving packages or containers, which the establishment is currently allowed to sell.

| | Previous (Cape View Food Mart) | Proposed (7-Eleven) |
|---|--|--------------------------------------|
| Hours of Operation | Not Available | 24-hours a day, seven days a week |
| Hours for the Sale of Alcoholic Beverages for Off-Premise Consumption | 6:00 a.m. until 12 midnight, seven days a week (single-sales permitted) | Same (no single-sales permitted) |

ii. Parking

- Since no increase in square footage is being proposed for the establishment, no additional parking is required.
- By providing an engineered site plan that shows the closure of two driveway aprons, the site will be able to accommodate two additional parking spaces that are not currently available.
- The applicant will be required to accommodate two bicycle parking spaces on the site.

iii. Flood Zone

The property is located in the X Flood Zone, which is a low-risk flood zone.

D. Transportation Impacts

No new trips are forecast related to the proposed redevelopment of the existing convenience store use on the site.

E. Historic Resources Impacts

The site is not located within a federal, state, or local historic district.

F. Public Schools Impacts

This site is located within the Bay View Elementary School, Azalea Middle School, and Norview School Attendance Zones.

G. Environmental Impacts

- Site improvements are required in order to bring the site into closer conformity with the requirements of the *Zoning Ordinance*.
 - The site improvements will be required to obtain approval through the Site Plan Review process.
- To bring the site further into compliance with current regulations, the following improvements will be made:
 - In order to provide for better internal circulation and safety as vehicles enter and exit the site, the two ingress and egress driveway accesses closest to the intersection of East Ocean View Avenue and Cape View Avenue will be closed and landscaped.
 - The existing nonconforming sign located in the northeast corner of the site will be replaced with a conforming sign.
 - Landscaping will be introduced along both property lines adjacent to East Ocean View Avenue and Cape View Avenue.
 - The existing nonconforming wooden dumpster enclosure will be replaced with a masonry dumpster enclosure that will have an exterior finish that matches the building.
 - The site has residential exposure to the west and southeast.
 - Additional landscaping will be installed within the pervious areas along southern and western property lines adjacent to the residential uses.

H. Surrounding Area/Site Impacts

- Over the past year there have been four calls for police service with no arrests made.
 - The calls for service range from suspicious activity, an alarm issue, and a concern over an open door/window.
- The site is located along an active thoroughfare, however there is direct residential exposure to the north, west, and south of the site.

I. Payment of Taxes

The owner of the property is current on all real estate taxes.

J. Civic League

- Notice was sent to the Bayview and Cottage Line Civic League on December 16.
- A letter of support was received from the Cottage Line Civic League.

K. Communication Outreach/Notification

- Legal notice was posted on the property on December 15.
- Letters were mailed to all property owners within 300 feet of the property on January 15.
- Legal notification was placed in *The Virginian-Pilot* on January 14 and January 21

L. Recommendation

Staff recommends **approval** of the special exception request, considering compliance with *Zoning Ordinance* requirements, subject to the conditions below:

Convenience store, 24-hours (no fuel sales) - Conditions

- (a) The improvements to the site shall be required to obtain Site Plan Approval through the Site Plan Review process and shall conform to all the requirements of Chapter 26, Site Plan Review, of the Zoning Ordinance of the City of Norfolk, 1992 (as amended).
- (b) The site shall be generally developed in accordance with the conceptual site plan prepared by Blakeway Corporation, dated December 28, 2015, revised January 7, 2016, attached hereto and marked as "Exhibit A," subject to any revisions required by the City to be made during the Site Plan Review and building permit plan review processes.
- (c) The use authorized by this special exception shall not commence unless and until the 7-Eleven store located at 2214 East Ocean View Avenue currently operating as both an Establishment for the Sale of Alcoholic Beverages for Off-premises Consumption and a Convenience Store, 24-hours (no fuel sales) is closed. The existing building shall be demolished within 120 days after the closure.
- (d) All signage on the site shall conform to the material, size and placement standards depicted in the sign package prepared by Harbinger Signs, attached hereto, and marked as "Exhibit B," subject to any required revisions made during the Site Plan Review and building permit plan review processes.
- (e) A solid, wood fence not less than six (6) feet in height shall be maintained in the required landscape buffer area located along the southern and western property line.

- (f) Landscaping shall be installed and maintained at the base of any freestanding sign in accordance with the provisions of section 16-6 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended).
- (g) The two existing driveway aprons located closest to the intersection of East Ocean View Avenue and Cape View Avenue shall be closed and landscaped.
- (h) All non-conforming fences and signs on the site shall be removed.
- (i) All bollards on the site shall be painted and maintained free of visible corrosion.
- (j) On-site lighting shall be directed and shielded so as to not cast glare onto any adjacent residential properties or public right-of-way.
- (k) Two bicycle parking spaces shall be provided on the site.
- (l) A new gated dumpster enclosure shall be installed in accordance with Chapter 17, Section 17-4.4 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended)
- (m) Notwithstanding any other regulations pertaining to temporary window signage within Chapter 16 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), no less than 80% of the glass areas of the ground floor of the building shall be transparent as defined in the Zoning Ordinance.
- (n) All landscaping installed on the site premises shall be maintained in a healthy growing condition at all times and shall be replaced when necessary.
- (o) No vehicle shall be parked within any sight triangle on the property, any public right-of-way, or any unimproved surface.
- (p) During all hours of operation the establishment operator shall be responsible for maintaining the property, those portions of public rights-of-way improved by sidewalk, and those portions of any parking lot adjacent to and used by customers of the premises regulated by the Special Exception so as to keep such areas free of litter, refuse, solid waste, and any bodily discharge.
- (q) The property shall be kept in a clean and sanitary condition at all times.

- (r) The establishment shall remain current on all food and beverages taxes and other local taxes which may become due while it is in operation.
- (s) The establishment shall maintain a current, active business license at all times while in operation.
- (t) No business license shall be issued until conditions (a), (b), (c), (d), (e), (f), (g), (h), (i), (j), (k) and (l) have all been implemented fully on the site.

Sale of Alcoholic Beverages for Off-Premises Consumption - Conditions

- (a) The hours of operation for the sale of alcoholic beverages for off-premises consumption shall be limited to 6:00 a.m. until 12:00 midnight, seven days a week.
- (b) This special exception shall terminate in the event of a change in ownership of the establishment and may be revoked in the event of a change in the operation of the establishment as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the establishment shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier.
- (c) No alcoholic beverages other than those defined as "beer," "wine," "wine cooler," or "low alcohol beverage cooler," as defined by state law, shall be sold.
- (d) No alcoholic beverage having more than 21% alcohol by volume shall be sold.
- (e) No beer shall be sold in any package containing fewer than six (6) bottles or cans and no wine shall be sold in containers less than 375 ml each.
- (f) The facility shall maintain a current, active business license at all times while in operation.
- (g) The business authorized by this Special Exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this Special Exception. Should any owner, operator or manager desire to operate the business in a manner different than as

represented in "Exhibit A," a new Special Exception must be obtained prior to any such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.

- (h) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this Special Exception. This Special Exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.
- (i) A copy of this Special Exception ordinance and "Exhibit A" shall be available on site at all times for inspection, and a notice indicating that this Special Exception ordinance and all amendments are kept on the premises and are available for review by any member of the general public shall be posted in a visible location. The notice shall also contain information on where and how to report violations of conditions and shall include the address of the zoning administrator.
- (j) At all times, all temporary window signage must comply with the applicable regulations of Chapter 16 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), entitled "Signs."

Attachments

Location Map
Zoning Map
1000' radii map of similar ABC establishments and Norfolk Public Schools
Application
Site/landscape plan
Notice to the Bayview and Cottage Line Civic Leagues
Letter of support from the Cottage Line Civic League

Proponents and Opponents

Proponents

Amada Schmidt
1881 E. Ocean View Avenue
Norfolk, VA

Jim Karides
2247 W. Great Neck Road #201
Virginia Beach, VA 23451

Stephen R. Romine
999 Waterside Drive
Norfolk, VA 23510

Jay Khorram
6337 Tuttle Avenue
Norfolk, VA 23502

Steve Blevins
770 Independence Circle
Virginia Beach, VA 23455

Opponents

None

Form and Correctness Approved:

By

Office of the City Attorney

Contents Approved:

By

DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION TO PERMIT A CONVENIENCE STORE, 24-HOURS (NO FUEL SALES) KNOWN AS "7-ELEVEN" ON PROPERTY LOCATED AT 1877 EAST OCEAN VIEW AVENUE.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted to permit the operation of a Convenience Store, 24-hours (no fuel sales) known as "7-Eleven" on property located at 1877 East Ocean View Avenue. The property which is the subject of this Special Exception is more fully described as follows:

Property fronts 190 feet, more or less, along the southern line of East Ocean View Avenue and 150 feet, more or less, along the western line of Capeview Avenue; premises numbered 1877 East Ocean View Avenue, Suite 1881.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

- (a) Any improvements to the site shall be required to obtain Site Plan Approval through the Site Plan Review process and shall conform to all the requirements of Chapter 26, Site Plan Review, of the Zoning Ordinance of the City of Norfolk, 1992 (as amended).
- (b) The site shall be developed generally in accordance with the conceptual site plan prepared by Blakeway Corporation, dated December 28, 2015, revised January 7, 2016, entitled Special Exception, attached hereto and marked as "Exhibit A," subject to any revisions required by the City to be made during the Site Plan Review and building permit plan review processes.

- (c) All signage on the site shall conform to the material, size and placement standards depicted in the sign package prepared by Harbinger, attached hereto and marked as "Exhibit B," subject to any required revisions made during the Site Plan Review and building permit plan review processes.
- (d) A solid, wood fence not less than six (6) feet in height shall be maintained in the required landscape buffer area located along both the southern and western property lines.
- (e) Landscaping shall be installed and maintained at the base of any freestanding sign in accordance with the provisions of section 16-7.1 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended).
- (f) Both the existing vehicular access located along Capeview Avenue nearest to the intersection with East Ocean View Avenue and the existing vehicular access located along East Ocean View Avenue Avenue nearest to the intersection with Capeview Avenue shall be closed and landscaped.
- (g) The use authorized by this special exception shall not commence unless and until the 7-Eleven store located at 2214 East Ocean View Avenue currently operating as both an Establishment for the Sale of Alcoholic Beverages for Off-premises Consumption and a Convenience Store, 24-hours (no fuel sales) is closed. The existing building shall be demolished within 120 days after the closure.
- (h) All non-conforming fences and signs on the site shall be removed.
- (i) All bollards on the site shall be painted and maintained free of visible corrosion.
- (j) On-site lighting shall be directed and shielded so as to not cast glare onto any adjacent residential properties or public right-of-way.
- (k) Two bicycle parking spaces shall be provided on the site.

- (l) A new, gated dumpster enclosure shall be installed in accordance with the provisions of Chapter 17, Section 17-4.4 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended).
- (m) Notwithstanding any other regulations pertaining to temporary window signage within Chapter 16 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), no less than 80% of the glass areas of the ground floor of the building shall be transparent as defined in the Zoning Ordinance.
- (n) All landscaping installed on the site premises shall be maintained in a healthy growing condition at all times and shall be replaced when necessary.
- (o) No vehicle shall be parked within any sight triangle on the property, any public right-of-way, or any unimproved surface.
- (p) During all hours of operation the establishment operator shall be responsible for maintaining the property, those portions of public rights-of-way improved by sidewalk, and those portions of any parking lot adjacent to and used by customers of the premises regulated by the Special Exception so as to keep such areas free of litter, refuse, and both solid and liquid waste.
- (q) The property shall be kept in a clean and sanitary condition at all times.
- (r) The establishment shall remain current on all food and beverages taxes and other local taxes which may become due while it is in operation.
- (s) The establishment shall maintain a current, active business license at all times while in operation.
- (t) No business license shall be issued until conditions (a), (b), (c), (d), (e), (f), (h), (i), (j), (k) and (l) have all been implemented fully on the site.

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of

Norfolk, 1992 (as amended), namely that:

- (a) The proposed use and development will be in harmony with the objectives and policies of the adopted General Plan of Norfolk and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;
- (b) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- (c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;
- (d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;
- (e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- (f) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
- (g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;
- (h) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;
- (i) The proposed use and development will not cause a negative cumulative effect, when its effect is

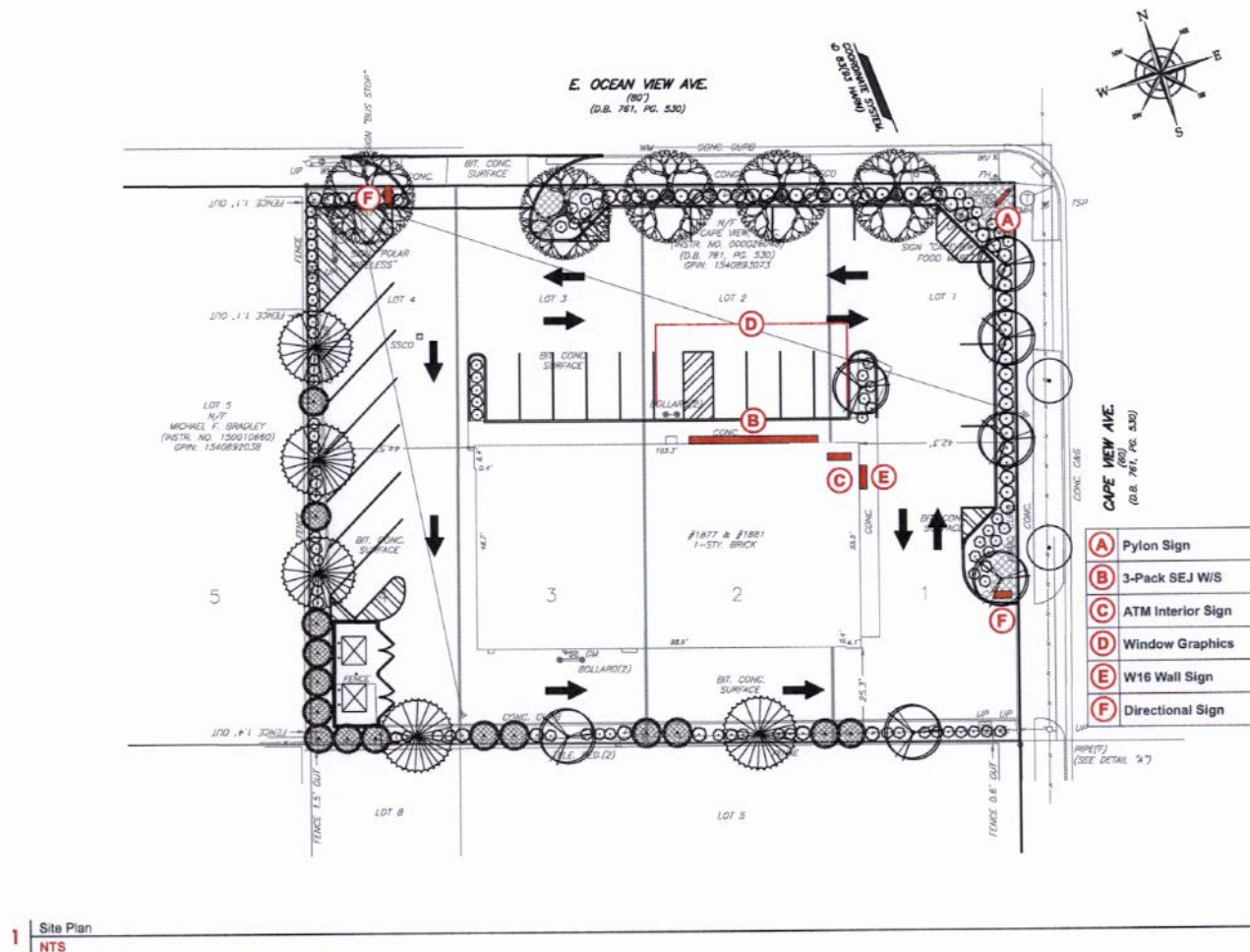
considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the City as a whole;

- (j) The proposed use and development complies with all additional imposed on it by the particular provisions of the ordinance authorizing such use; and
- (k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

Section 4:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENTS:

Exhibit A (1 page)
Exhibit B (6 pages)



harbinger.
sign of the future

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2301 Ohio Dr. Plano, TX 32257 • 972.905.9450



7-Eleven #37629
1881 E OCEAN VIEW AVE
NORFOLK, VA 23503

SVE4627-R1

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SVE4627-R1 #37629.cdr

| date | by | description | approved by |
|----------|----|----------------------|-------------|
| 11.02.15 | DD | Original Concept | vs |
| 01.08.16 | RI | add directional sign | q1 |
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Salesperson: rg

PM: mn

Designer: vs

Page: 1

customer approval

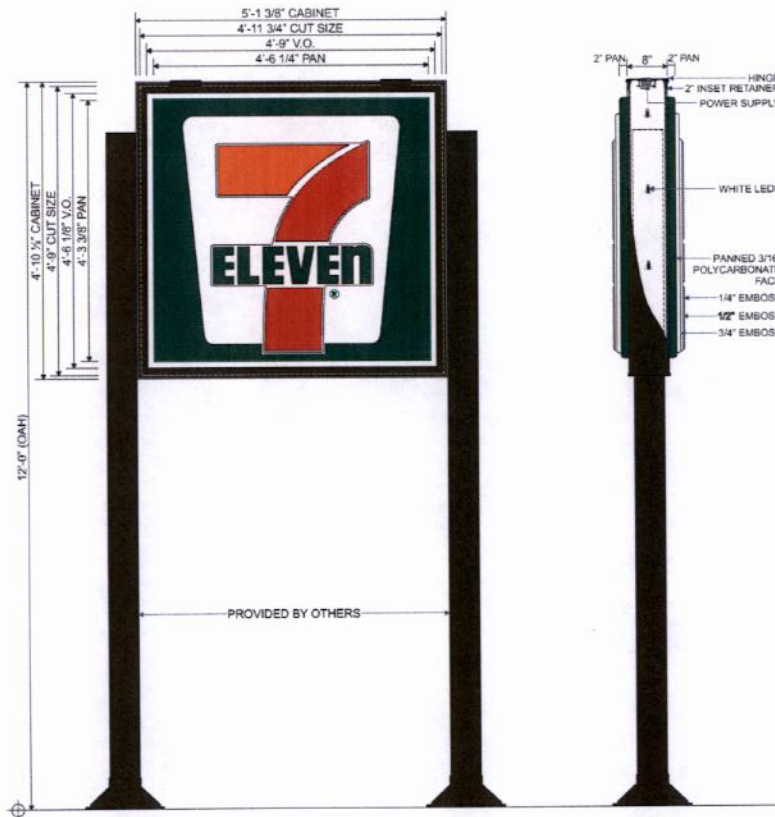
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Complies with
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CSA C22.2 No.297

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MANUFACTURE & SHIP ONE (1) M25 (03130797) D/F INTERNALLY ILLUMINATED "MAIN ID" SIGN CABINET. 3/16" THICK PAN FORMED & EMBOSSED WHITE POLYCARBONATE FACES W/ TRANSLUCENT VINYL GRAPHICS APPLIED FIRST SURFACE. 8" DEEP EXTRUDED ALUM. CABINET W/ 2" INSET HINGED RETAINERS TO BE PAINTED DURANODIC BRONZE. CABINET TO BE INTERNALLY ILLUMINATED W/ WHITE LEDS. 2" INSET RETAINERS TO BE HINGED ON ONE SIDE OF CABINET.

7-ELEVEN VINYL SPECS: 3M 3630-44 ORANGE, 3M 3630-33 RED, 3M 3630-26 GREEN

NOTE: STEEL MOUNTING TO BE PROVIDED BY OTHERS!

7-ELEVEN LOGO
DIMENSIONS:
OAH: 47"
OAL: 42 15/16"

2 Face & Side Detail - M25 Pylon Sign Cabinet - Sign A

1/2" = 1'-0"

Display Square Footage (Cabinet): 24.9



PROPOSED SIGNAGE (HEADING WEST ON E OCEAN VIEW):



PROPOSED SIGNAGE (HEADING EAST ON E OCEAN VIEW):

3 Photo Overlay - Sign A

NTS

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7-Eleven #37629
1881 E OCEAN VIEW AVE
NORFOLK, VA 23503

SVE4627-RI

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SVE4627-RI #37629.cdr

| DATE | BY | DESCRIPTION | APPROVED BY |
|----------|------|----------------------|-------------|
| 01.02.15 | 1001 | Original Concept | vs |
| 01.08.16 | RI | add directional sign | qt |
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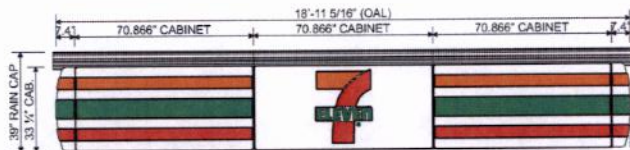
customer approval date:



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CSA C22.2 No.397

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ONE (1) SET OF 33 1/4" S/F INTERNALLY ILLUMINATED WALL SIGNS (SEJ 1800 SERIES).

ELECTRICAL NOTE: EXPOSED EXTERIOR 20 AMP WEATHERPROOF ELECTRICAL DISCONNECT REQUIRED WITHIN VISUAL RANGE OF SIGN REQUIRED FOR EVERY 16 AMPS OF SIGNAGE. ACTUAL NUMBER OF CIRCUITS TO BE DETERMINED BY A LICENSED ELECTRICAL CONTRACTOR. ACTUAL LOCATION OF BOX MAY VARY. CIRCUITS AND SWITCH TO BE PROVIDED BY OTHERS. INPUT VOLTAGE - 120V. ALL SIGNAGE WILL BE (MET) LISTED (U.L.) 48STD COMPLIANT AND CARRY (MET) LABELS.

NOTE: INSTALLER SUPPLIED BRACKET MUST BE ENCLOSED OF PAINTED TO MATCH ROOF COLOR

4 Front Elevation - SEJ 1800 Series Wall Sign Cabinets - Sign B
1/4" = 1'-0"

Display Square Footage(Cabinets): 52.5

NOTE: FIELD MEASUREMENTS TO BE PROVIDED FOR EXACT BUILDING DIMENSIONS.

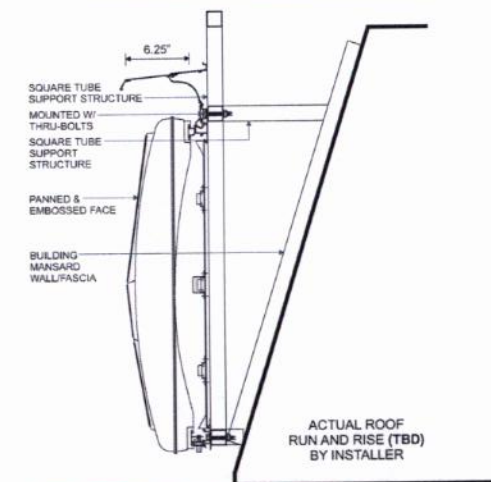


EXISTING CONDITION:



PROPOSED SIGNAGE:

6 Photo Overlay (North Elevation) - Signs B, C & D
NTS



NOTE: FOR COMPLETE INSTALL INSTRUCTIONS, REFER TO ENCLOSED MANUFACTURERS' DOCUMENTS.

5 Side Mounting Detail - Sign B
NTS

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sign of the future

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7-Eleven #37629
1881 E OCEAN VIEW AVE
NORFOLK, VA 23503

SVE4627-RI

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SVE4627-RI #37629.cdr

| date | by | description | signature |
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| 11.12.15 | TOO | Original Concept | vs |
| 01.08.16 | RI | add directional sign | gt |
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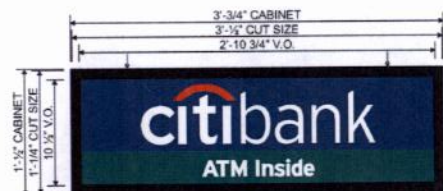
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customer approval date:



Complies with
UL-48
CSA C22.2 No.387

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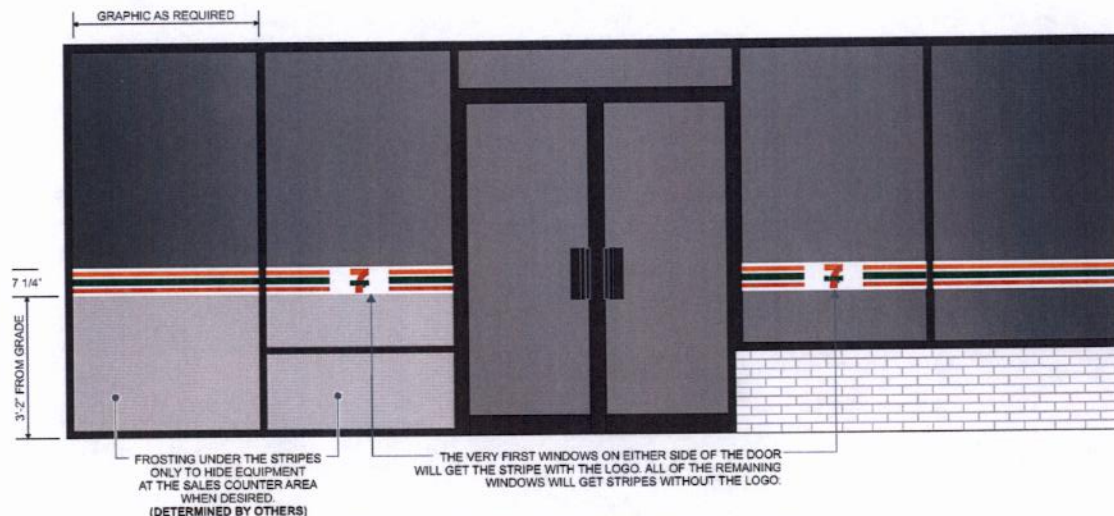
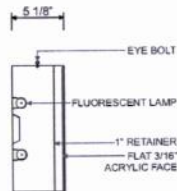
INSTALL ONE (1) STANDARD INTERIOR INTERNALLY ILLUMINATED S/F HANGING SIGN, 3/16" THICK FLAT WHITE ACRYLIC FACE W/ TRANSLUCENT VINYL GRAPHICS APPLIED FIRST SURFACE. CABINET TO BE INTERNALLY ILLUMINATED W/ T-8 H.O. FLUORESCENT LAMPS. 5 1/8" DEEP ALUM. CABINET & 1" RETAINERS ALL PAINTED BLACK. SIGN TO HANG INSIDE THE STORE BEHIND GLASS AS INDICATED IN PHOTO OVERLAY WITH EYE BOLTS.

VINYL SPECS: 3M 3630-157 BLUE, 3M 3630-33 RED, 3M 3630-126 GREEN

NOTE: ATM WALL SIGN TO BE FABRICATED & PROVIDED BY OTHERS!

NOTE: EXACT INSTALL LOCATION TBD

7 Front Elevation & Side Mounting Detail - Standard Interior ATM S/F Window Sign - Sign C
1"= 1'-0" Display Square Footage: 3.2



WINDOW VINYL GRAPHICS. VINYL GRAPHICS TO BE APPLIED SECOND SURFACE ONTO DESIGNATED STORE WINDOWS.
NOTE: WINDOW GRAPHICS KITS TO BE PROVIDED AND INSTALLED BY OTHERS. NOT PART OF HARBINGERS SCOPE OF WORK.
NOTE: FOR FULL INSTALLATION INSTRUCTIONS, REFER TO 7-ELEVEN SIGNAGE MANUAL.

8 Front Elevation - Typical Window Vinyl Graphics - Sign D
3/8" = 1'-0"

harbinger.
sign of the future

5300 Shad Road, Jacksonville, FL 32257 • 904.268.4681
2301 Ohio Dr. Plano, TX. 32257 • 972.905.9450



7-Eleven #37629
1881 E OCEAN VIEW AVE
NORFOLK, VA 23503

SVE4627-RI

F:\Customers\7 Eleven\Art
(SVE4627-RI) #37629.cdr

| date | rev | description | prepared by |
|----------|------|----------------------|-------------|
| 8/12/01 | 1.00 | Original Concept | vs |
| 01/08/01 | RI | add directional sign | qz |
| | | | |
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| | | | |
| | | | |
| | | | |

Salesperson: rg PM: mn Designer: vs Page: 4

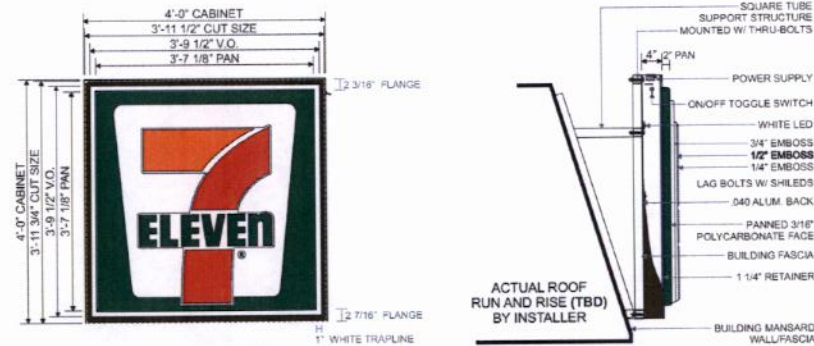
customer approval date:



Complies with
UL-48
CSA C22.2 No.287

THE SIGNS ON THESE PAGES HAVE BEEN DESIGNED TO MEET OR EXCEED ALL APPLICABLE CODES OR REQUIREMENTS OF THE NEC 2001 AND OR THE 2010 NEC AND OR THE 2007 SIBC

THIS DESIGN IS FOR THE SOLE PURPOSE OF ILLUSTRATION & CONCEPT DESIGN. THIS FILE IS NOT TO BE USED FOR PRODUCTION AND/OR FABRICATION. THIS DESIGN IS THE SOLE PROPERTY OF HARBINGER AND MAY NOT BE USED OR DUPLICATED IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF HARBINGER.



MANUFACTURE & SHIP ONE (1) W16 (03130846) INTERNALLY ILLUMINATED S/F WALL SIGN CABINET. 3/16" THICK PAN FORMED & EMBOSSED WHITE POLYCARBONATE FACE W/ TRANSLUCENT VINYL GRAPHICS APPLIED FIRST SURFACE. 4" DEEP EXTRUDED ALUM. CABINET W/ 1 1/4" RETAINERS TO BE PAINTED DURANODIC BRONZE. CABINET TO BE INTERNALLY ILLUMINATED W/ WHITE LEDS.

VINYL SPECS: 3M 3630-44 ORANGE, 3M 3630-33 RED, 3M 3630-26 GREEN
PAINT SPECS: DURANODIC BRONZE

NOTE: INSTALLER SUPPLIED BRACKET MUST BE ENCLOSED OF PAINTED TO MATCH ROOF COLOR

7-ELEVEN LOGO
DIMENSIONS:
OAH: 39 3/4"
OAL: 36 1/4"

9 Face & Side Detail - W16 (03130846) Wall Sign Cabinet - Sign E
1/4" = 1'-0"

Display Square Footage(Cabinet): 16.0

NOTE: FIELD MEASUREMENTS TO BE PROVIDED FOR EXACT BUILDING DIMENSIONS.



EXISTING CONDITION:



PROPOSED SIGNAGE:

10 Photo Overlay (East Elevation) - Sign E
NTS

harbinger.
sign of the future

5300 Shad Road Jacksonville, FL 32257 • 904.268.4691
2301 Ohio Dr. Plano, TX 32257 • 972.905.9450



7-Eleven #37629
1881 E OCEAN VIEW AVE
NORFOLK, VA 23503

SVE4627-RI

F:\Customers\7 Eleven\Art
SVE4627-RI #37629.cdr

| date | by | description | checked by |
|----------|----|----------------------|------------|
| 11.12.15 | DO | Original Concept | VS |
| 01.08.16 | RI | add directional sign | QT |
| | | | |
| | | | |
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| | | | |

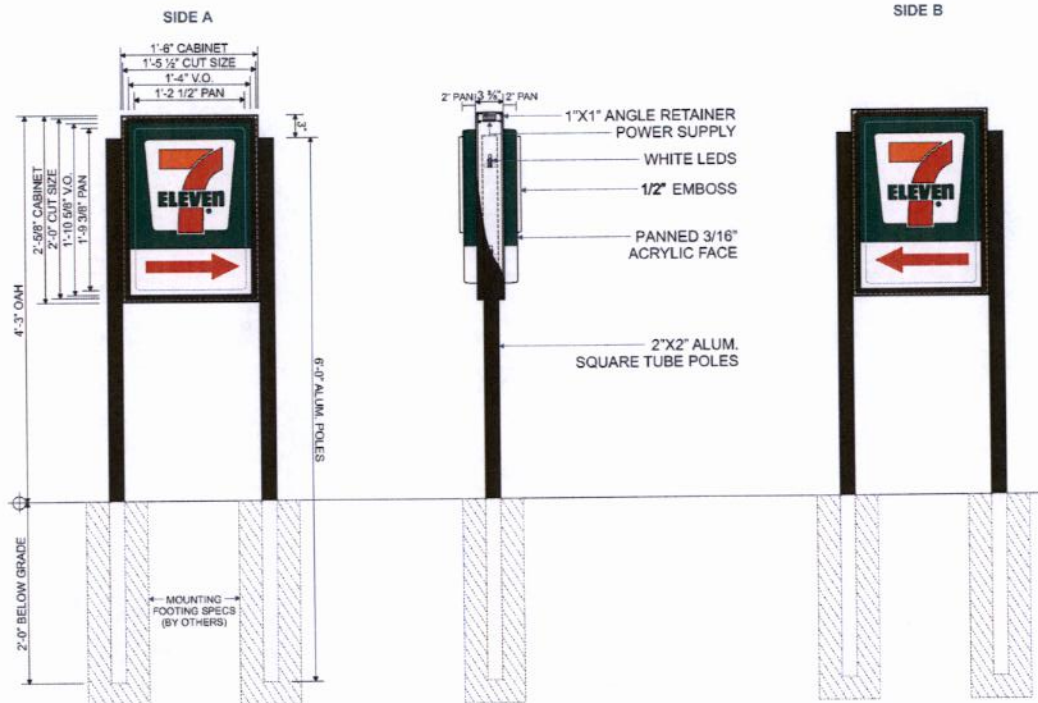
Salesperson: rg PM: mn Designer: vs Page: 5

customer approval date:



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MANUFACTURE & SHIP TWO (2) STANDARD D/F INTERNALLY ILLUMINATED DIRECTIONAL SIGN CABINET.
3/16" THICK PAN & EMBOSSED WHITE POLYCARBONATE FACES W/ TRANSLUCENT VINYL GRAPHICS APPLIED
FIRST SURFACE. 3 5/8" DEEP EXTRUDED ALUM. CABINET W/ 1" RETAINERS TO BE PAINTED DURANODIC BRONZE.
CABINET TO BE INTERNALLY ILLUMINATED W/ WHITE LEDS.

7-ELEVEN VINYL SPECS: 3M 3630-44 ORANGE, 3M 3630-33 RED, 3M 3630-26 GREEN

NOTE: ARROWS TO ALWAYS BE FACING TOWARDS STORE

11 Front View & Side Detail - Standard D/F Directional Sign Cabinets - Sign F
3/4" = 1'-0"

Display Square Footage: 3.0



PROPOSED SIGNAGE (HEADING NORTH ON 80)



PROPOSED SIGNAGE (HEADING NORTH ON CAPE VIEW AVE)

12 Photo Overlay - Sign F
NTS

harbinger.
sign of the future

5300 Shad Road, Jacksonville, FL 32257 • 904.268.4681
2301 Ohio Dr., Plano, TX 75075 • 972.905.9450



7-Eleven #37629
1881 E OCEAN VIEW AVE
NORFOLK, VA 23503

SVE4627-RI

F:\Customers\7 Eleven\Art
(SVE4627-RI #37629.cdr

| DATE | BY | DESCRIPTION | DESIGNER |
|----------|-----|----------------------|----------|
| 01.28.18 | LOO | Original Concept | VS |
| 01.28.18 | RI | add directional sign | VS |

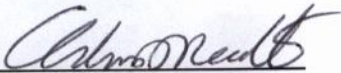
Salesperson: rg PM: mn Designer: vs Page: 6
customer approval date:



THE SIGNS ON THESE PAGES HAVE BEEN DESIGNED TO MEET OR EXCEED ALL APPLICABLE CODES OR REQUIREMENTS OF THE NEC 2011 AND OR THE 2010 FBC AND OR THE 2007 SPFC

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Form and Correctness Approved:

By 
Office of the City Attorney

NORFOLK, VIRGINIA

Contents Approved:

By 
DEPT.

ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION AUTHORIZING THE SALE OF ALCOHOLIC BEVERAGES FOR OFF-PREMISES CONSUMPTION AT AN ESTABLISHMENT KNOWN AS "7-ELEVEN" ON PROPERTY LOCATED AT 1877 EAST OCEAN VIEW AVENUE.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted to 7-Eleven, Inc. authorizing the sale of beer and wine for off-premises consumption at an establishment known as "7-Eleven" on property located at 1877 East Ocean View Avenue. The property which is the subject of this Special Exception is more fully described as follows:

Property fronts 190 feet, more or less, along the southern line of East Ocean View Avenue and 150 feet, more or less, along the western line of Capeview Avenue; premises numbered 1877 East Ocean View Avenue, Suite 1881.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

- (a) The hours of operation for the sale of alcoholic beverages for off-premises consumption shall be limited to 6:00 a.m. until 12:00 midnight, seven days per week. No alcoholic beverages shall be sold for off-premises consumption outside the hours listed herein.
- (b) The use authorized by this special exception shall not commence unless and until the 7-Eleven store located at 2214 East Ocean View Avenue currently operating as both an Establishment for the Sale of Alcoholic Beverages for Off-premises Consumption and a Convenience Store, 24-hours (no fuel sales) is closed. The existing building shall be demolished within 120 days after the closure.

- (c) This special exception shall terminate in the event of a change in ownership of the establishment and may be revoked in the event of a change in the operation of the establishment as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the establishment shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier.
- (d) No alcoholic beverages other than those defined as "beer," "wine," "wine cooler," or "low alcohol beverage cooler," as defined by state law, shall be sold.
- (e) No alcoholic beverage having more than 21% alcohol by volume shall be sold.
- (f) All beer sold for off premises consumption shall be in a package containing a minimum of six (6) bottles or cans and all wine shall be sold in containers with a minimum of 375 ml each.
- (g) The facility shall maintain a current, active business license at all times while in operation.
- (h) The business authorized by this Special Exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this Special Exception. Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new Special Exception must be obtained prior to any such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.
- (i) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission

shall be deemed a violation of this Special Exception. This Special Exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.

- (j) A copy of this Special Exception ordinance and "Exhibit A" shall be available on site at all times for inspection, and a notice indicating that this Special Exception ordinance and all amendments are kept on the premises and are available for review by any member of the general public shall be posted in a visible location. The notice shall also contain information on where and how to report violations of conditions and shall include the address of the zoning administrator.
- (k) At all times, all temporary window signage must comply with the applicable regulations of Chapter 16 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), entitled "Signs."

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely that:

- (a) The proposed use and development will be in harmony with the objectives and policies of the adopted general plan and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;
- (b) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- (c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;

- (d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;
- (e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- (f) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
- (g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;
- (h) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;
- (i) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole;
- (j) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and
- (k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

Section 4:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT:
Exhibit A (2 pages)



EXHIBIT "A"
Description of Operations
Off-Premises Sale of Alcoholic Beverage

Date of Application: October 26, 2015

Name of business: 7-Eleven, Inc.

Address of business: 1877 E. Ocean View Avenue

Name(s) of business owner(s)*: 7-Eleven, Inc.

Name(s) of property owner(s)*: G & G Cape View, LLC

Name(s) of business manager(s)/operator(s): TBD

Daytime telephone number ()

*If business or property owner is partnership, all partners must be listed.

*If business or property owner is an LLC or Corporation, all principals must be listed.

1. Proposed Hours of Operation:

Facility

Weekday From 12 am To 12 am

Friday From 12 am To 12 am

Saturday From 12 am To 12 am

Sunday From 12 am To 12 am

Alcoholic Beverage Sales

Weekday From 6 am To 12 midnight

Friday From 6 am To 12 midnight

Saturday From 6 am To 12 midnight

Sunday From 6 am To 12 midnight

2. Type of alcoholic beverage applied for:

☒ Beer ☐ Wine ☐ Mixed Beverage

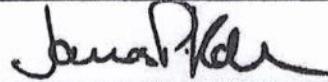
3. Alcoholic beverages to be sold:

☒ Room temperature ☒ Refrigerated

Exhibit A – Page 2
ABC-Off

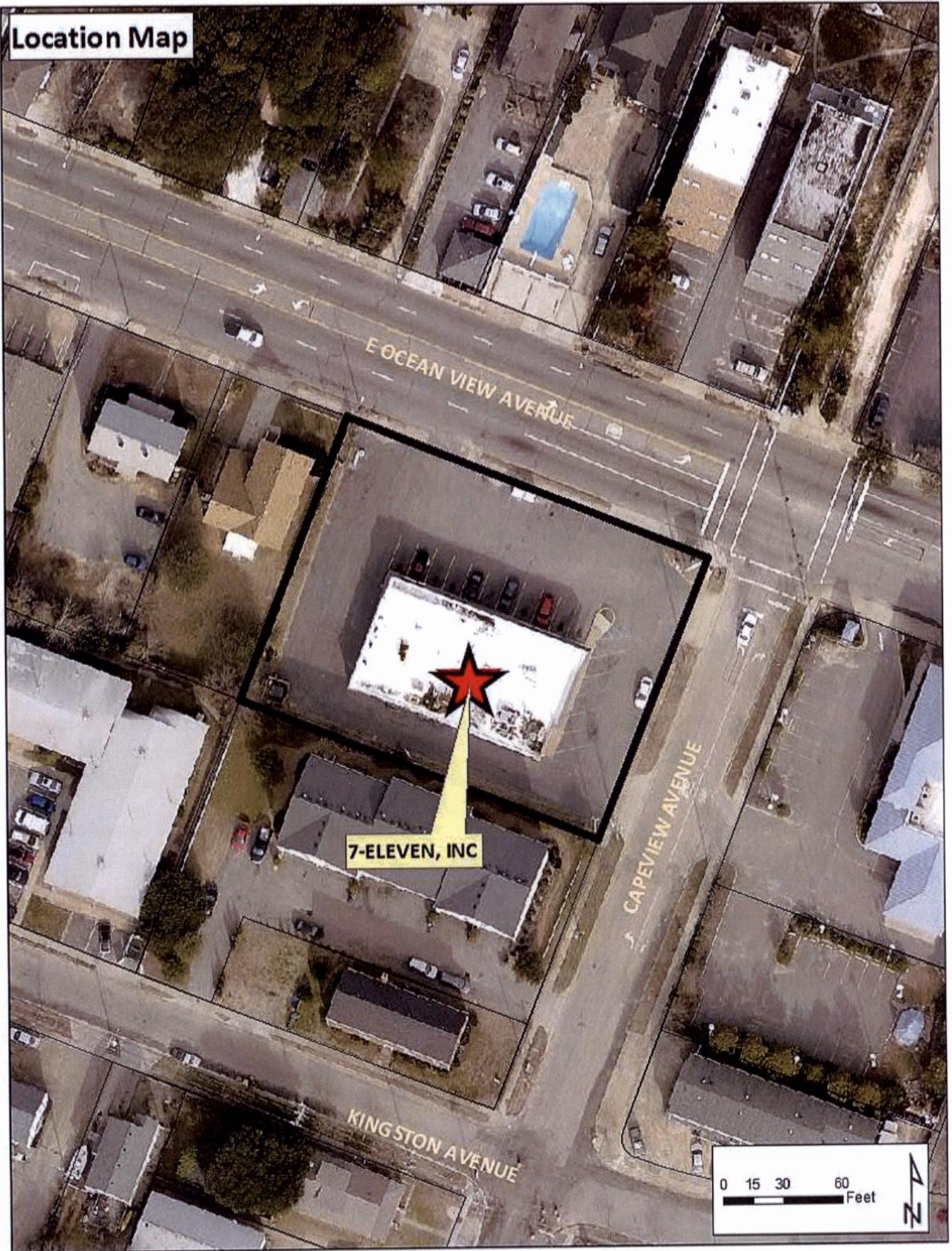
4. As a general rule, the City does not approve selling beer in a single-sized serving container or selling wine in a bottle that is less than 375 milliliters. If you are seeking approval to sell servings that do not meet these criteria, please explain your justification as well as indicate what sizes you would sell:

N/A

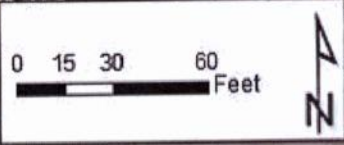


Signature of applicant/owner

Location Map



7-ELEVEN, INC



Zoning Map



Existing ABC Establishments & Norfolk Public Schools Proximity Map

1000'





**APPLICATION
SPECIAL EXCEPTION**

Special Exception for: 24 hours

Date of application: October 26, 2015

DESCRIPTION OF PROPERTY

Property location: (Street Number) 1877 (Street Name) E Ocean View Avenue

Existing Use of Property Convenience store

Current Building Square Footage 5,361

Proposed Use

Remodel of an existing convenience store.

Proposed Square Footage 3,374

Proposed Hours of Operation:

Weekday From 12 am To 12 am

Friday From 12 am To 12 am

Saturday From 12 am To 12 am

Sunday From 12 am To 12 am

Trade Name of Business (If applicable) 7-Eleven, Inc.

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)

**Application
Special Exception
Page 2**

APPLICANT

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

1. Name of applicant: (Last) (First) (MI)

Mailing address of applicant (Street/P.O. Box):

(City) (State) (Zip Code)

Daytime telephone number of applicant (757) Fax (757)

E-mail address of applicant:

AUTHORIZED AGENT (if applicable)

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

2. Name of applicant: (Last) (First) (MI)

Mailing address of applicant (Street/P.O. Box):

(City) (State) (Zip Code)

Daytime telephone number of applicant (757) Fax (757)

E-mail address of applicant:

PROPERTY OWNER

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

3. Name of property owner: (Last) (First) (MI)

Mailing address of property owner (Street/P.O. box):

(City) (State) (Zip Code)

Daytime telephone number of owner (804) email:

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508
Norfolk, Virginia 23510
Telephone (757) 664-4752 Fax (757) 441-1569
(Revised January, 2015)

CIVIC LEAGUE INFORMATION

Civic League contact: Cottage Line/Vic Yurkovic

Date(s) contacted:

Ward/Super Ward information: Ward 5/Tommy Smigiel, Jr. - Superward 6/Barclay Winn

CERTIFICATION:

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: James Karides Sign: [Signature] 10/27/15
(Property Owner or Authorized Agent or Signature) (Date)

Print name: J.E. Leven, Inc
By: Stephen R. Romine, Sign: [Signature] 10/26/15
(Applicant) (Date)

ONLY NEEDED IF APPLICABLE:

Print name: Stephen R. Romine Sign: [Signature] 10/26/15
(Authorized Agent Signature) (Date)



**APPLICATION
ADULT USE SPECIAL EXCEPTION
ALCOHOLIC BEVERAGES FOR OFF-PREMISES CONSUMPTION**

Date of Application: October 26, 2015

DESCRIPTION OF PROPERTY

Property location: (Street Number) 1877 (Street Name) E. Ocean View Avenue

Existing Use of Property Convenience Store

Current Building Square Footage 5,361

Proposed Use Convenience store remodel

Proposed Building Square Footage 3,374

Trade Name of Business (If applicable) 7-Eleven, Inc.

APPLICANT

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

1. Name of applicant: (Last) 7-Eleven, Inc. (First) (MI)

Mailing address of applicant (Street/P.O. Box): 1722 Routh Street, Suite 100

(City) Dallas (State) Texas (Zip Code) 75201

Daytime telephone number of applicant (757) 361-3253 Fax (757) 366-0993

E-mail address of applicant: javad.khorram@7-11.com

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508
Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569
(Revised January, 2015)

AUTHORIZED AGENT (if applicable)

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

2. Name of applicant: (Last) (First) (MI)

Mailing address of applicant (Street/P.O. Box):

(City) (State) (Zip Code)

Daytime telephone number of applicant () Fax ()

E-mail address of applicant:

PROPERTY OWNER

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

3. Name of property owner: (Last) (First) (MI)

Mailing address of property owner (Street/P.O. box):

(City) (State) (Zip Code)

Daytime telephone number of owner () email:

CIVIC LEAGUE INFORMATION

Civic League contact:

Date(s) contacted:

Ward/Super Ward information:

REQUIRED ATTACHMENTS:

- ✓ Required application fee, **\$355.00** (if check, make payable to the City of Norfolk).
 - Application fee includes a non-refundable \$5 technology surcharge.
- ✓ One 8½ x 14 inch or 11 x 17 inch copy of a physical survey, drawn to scale and showing site conditions and improvements (including portions of the right-of-way to the curb line):
 - Existing and proposed building structures
 - Driveways
 - Parking
 - Landscaping
 - Property lines (see attached example)
- ✓ One 8½ x 14 inch or 11 x 17 inch copy of a conceptual site plan drawn to scale and showing all proposed site improvements, landscaping, drive aisles and parking with dimensions, and proposed changes to parcel/property lines (including lease lines) if applicable.
- ✓ One 8½ inch X 11 inch copy of a floor plan drawn to scale showing where cold and/or room temperature alcoholic beverages will be sold. (see attached example).
- ✓ Completed Exhibit A, Description of Operations (attached).
- ✓ Please provide a brief description of the business (i.e., # of employees, current locations, type of restaurant, etc...).

CERTIFICATION:

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: James Karides Sign: [Signature] 10/27/15
(Property Owner or Authorized Agent of Signature) (Date)

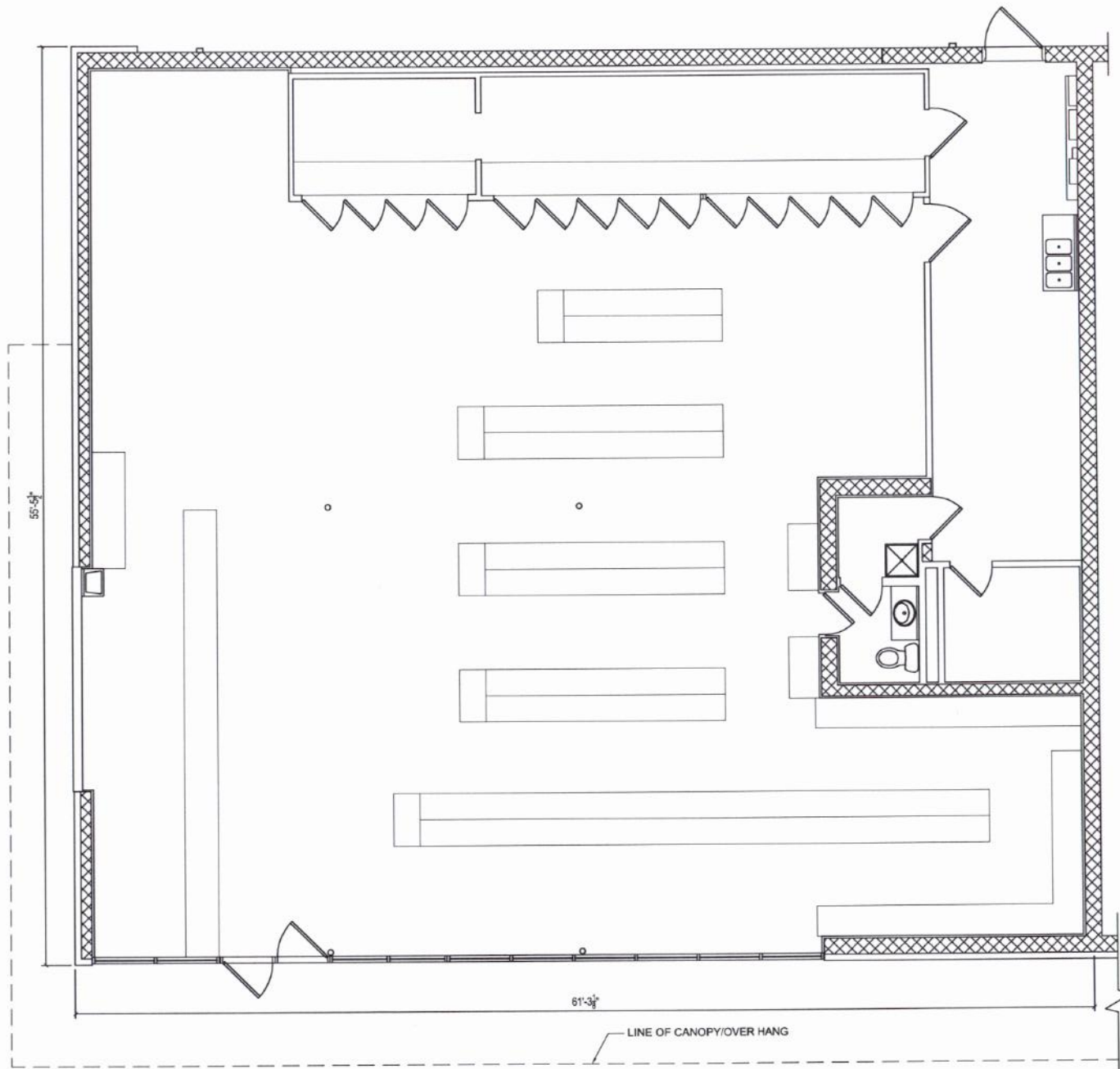
Print name: Stephen R. Romine ^{7-Eleven, Inc} ^{Authorized Agent} Sign: [Signature] 10/26/15
(Applicant) (Date)

ONLY NEEDED IF APPLICABLE:

Print name: Stephen R. Romine Sign: [Signature] 10/26/15
(Authorized Agent Signature) (Date)

5





37629 NORFOLK, VA - AS-BUILT

1881 E. OCEAN VIEW AVE

10-19-2015

NOTES

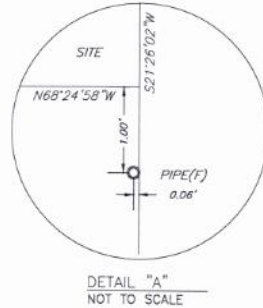
S-1. THE MERIDIAN SOURCE AND COORDINATES (IF SHOWN) FOR THIS SURVEY/PLAT IS/ARE BASED ON THE CITY OF NORFOLK GEODETIC CONTROL NETWORK WHICH REFERS TO THE VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 (93 HARN).

S-2. THIS SURVEY/PLAT WAS PERFORMED/PREPARED WITHOUT THE BENEFIT OF A CURRENT AND COMPLETE TITLE REPORT AND MAY NOT SHOW ANY/ALL PARCEL LINES, EASEMENTS, RESTRICTIONS, ENCUMBRANCES, AND CURRENT RIGHTS-OF-WAY THAT MAY AFFECT THE SURVEYED AREA SHOWN.

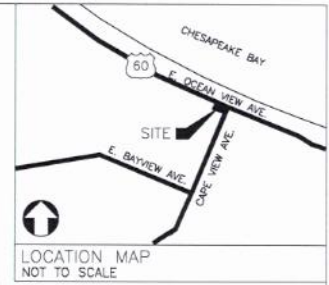
S-3. THIS SURVEY/PLAT DOES NOT INTEND TO DEPICT ANY WETLANDS, HAZARDOUS WASTE, AND OTHER ENVIRONMENTAL CONDITIONS UNLESS OTHERWISE NOTED AND/OR SHOWN.

S-4. THE PROPERTY SHOWN APPEARS TO FALL WITHIN FLOOD ZONE(S) "X & X(0.2%)", ACCORDING TO F.E.M.A.'S FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR THE CITY OF NORFOLK, VIRGINIA, MAP NUMBER 5101040030F, MAP REVISED: SEPTEMBER 2, 2009.

S-5. THIS SURVEY OF LOTS 1, 2, 3 & 4, BLOCK 5, AMENDED PLAT OF BLOCKS 5 & 7, OCEAN VIEW REALTY CO., NORFOLK, VIRGINIA WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF CHARLES L. SMITH, III, LS FROM AN ACTUAL 3/4 GROUND OR AIRBORNE SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON 11/09/15; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.



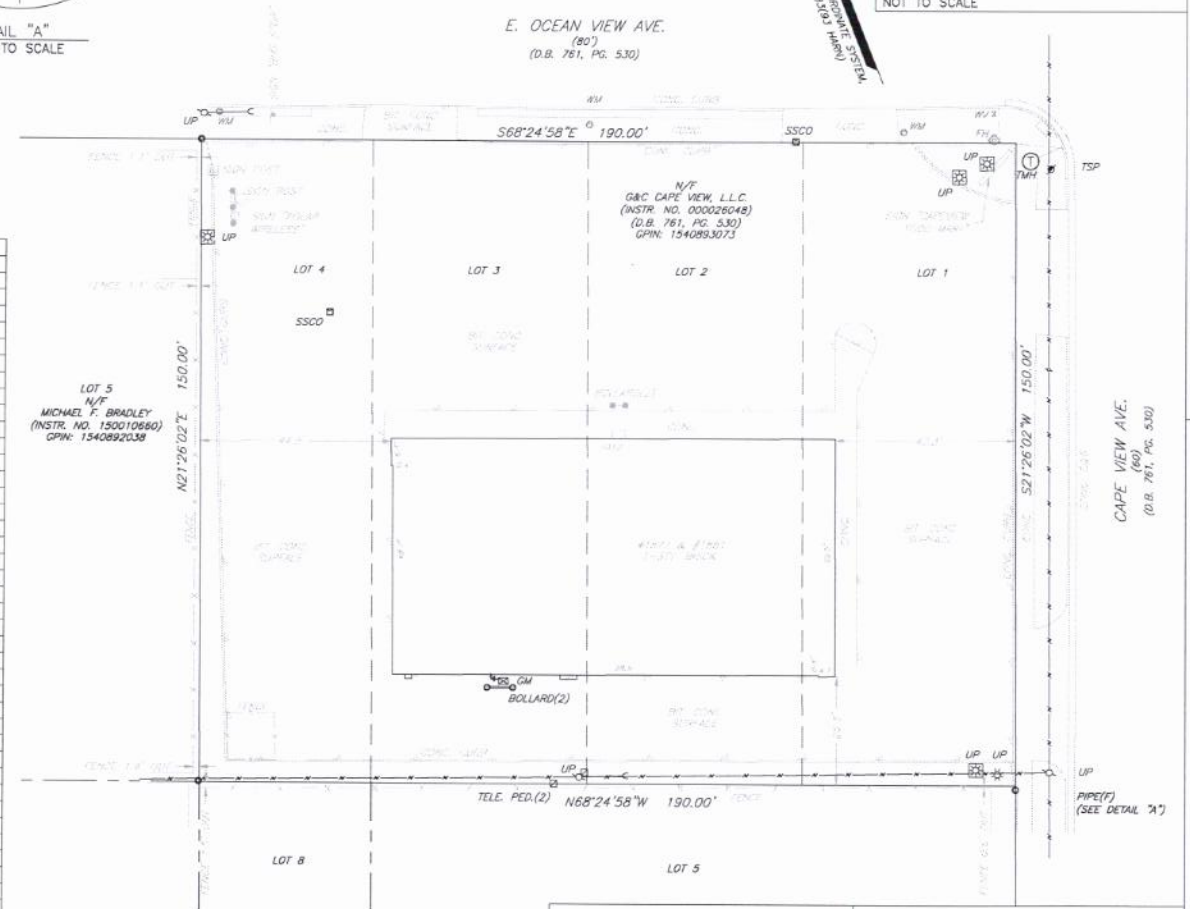
DETAIL "A"
NOT TO SCALE



E. OCEAN VIEW AVE.
(80')
(D.B. 761, PG. 530)

SURVEY LEGEND

| SYMBOL | ABBREV. | DESCRIPTION | SYMBOL | ABBREV. | DESCRIPTION |
|-----------------|--|-------------|-----------|------------------------------|-------------|
| AC | ACRES | | AW | MONITORING WELL | |
| AA/TUR | ABANDONED ACCORDING TO UTILITY RECORDS | | N/F | NOW OR FORMERLY | |
| BIT | BITUMINOUS | | (OA) | OVERALL | |
| ● | BOLLARD | | PED. | PEDESTAL | |
| ○ | BORING | | PLUG/STUB | | |
| BR | BRUSH OR DRIFLINE | | P.O.B. | POINT OF BEGINNING | |
| SBL | BUILDING SETBACK LINE | | P.C. | POINT OF CURVE | |
| CATV | CABLE TELEVISION | | PVC | POLYVINYL CHLORIDE | |
| CI | CAST IRON | | RR | RAILROAD | |
| C | CENTERLINE | | RCP | REINFORCED CONCRETE PIPE | |
| CLD | CENTERLINE OF DITCH | | R/W, ROW | RIGHT-OF-WAY | |
| OHW | CENTERLINE OVERHEAD WIRES | | RDCO | ROOF DRAIN CLEANOUT | |
| C&G | CONCRETE CURB & GUTTER | | SFMV | SANITARY FORCE MAIN VALVE | |
| CMP | CORRUGATED METAL PIPE | | SFM | SANITARY FORCE MAIN | |
| CB | CURB BASIN | | SS | SANITARY SEWER LINE | |
| DATUR | DEPICTED ACCORDING TO UTILITY RECORDS | | SSCO | SANITARY SEWER CLEANOUT | |
| DI | DROP INLET | | SSMH | SANITARY SEWER MANHOLE | |
| EL | EASEMENT LINE | | (S) | SET MONUMENT | |
| EP | EDGE OF PAVEMENT | | SGN | SIGN | |
| EW | EDGE OF WATER | | SPOT | SPOT ELEVATION | |
| ELEC. | ELECTRIC | | S.F. | SQUARE FEET | |
| EMH | ELECTRIC MANHOLE | | S.H.P.B. | STATE HIGHWAY PLAT BOOK | |
| ELEV. EL | ELEVATION | | SDMH | STORM DRAIN MANHOLE | |
| ED | EMERGENCY PUMP CONNECTION | | SD | STORM DRAIN PIPE | |
| EOI | END OF INFORMATION | | STRUC. | STRUCTURE | |
| EX | EXCEPTION ITEM DESIGNATOR | | SV | SURVEY CONTROL | |
| FENCE | FENCE | | MON. | SURVEY MONUMENT | |
| FF | FINISHED FLOOR ELEVATION | | TELE | TELEPHONE | |
| FH | FIRE HYDRANT | | TMH | TELEPHONE MANHOLE | |
| FP | FLAG POLE | | TBM | TEMPORARY BENCHMARK | |
| FES | FLARED END SECTION | | TDS | TOP OF SLOPE/BANK | |
| FIRM | FLOOD INSURANCE RATE MAP | | TOS | TOP OF SLOPE/BANK | |
| FL | FLOW LINE | | TC | TOP OF CURB | |
| (F) | FOUND MONUMENT | | R/W | TOP OF STRUCTURE ELEVATION | |
| GM | GAS METER | | TRANS. | TRAFFIC | |
| GV | GAS VALVE | | TSP | TRAFFIC SIGNAL POLE | |
| OPN | GEODETIC PARCEL IDENTIFICATION NUMBER | | TRANS. | TRANSFORMER | |
| GUY WIRE | GUY WIRE | | TRUNK | TREE TRUNK | |
| HC | HANDICAP | | CATV | UNDERGROUND CABLE TELEVISION | |
| HVAC | HEATING VENTILATION & AIR CONDITIONING | | UE | UNDERGROUND ELECTRIC | |
| HDPE | HIGH DENSITY POLYETHYLENE | | G | UNDERGROUND NATURAL GAS | |
| INSTR. | INSTRUMENT | | UT | UNDERGROUND TELEPHONE | |
| INV | INVERT ELEVATION | | UTC | UNDERGROUND TRAFFIC CONTROL | |
| JBOX | JUNCTION BOX | | UP | UTILITY POLE | |
| LANDSCAPED AREA | LANDSCAPED AREA | | W/LAMP | UTILITY POLE W/LAMP | |
| LP | LIGHT POLE | | WV | WATER VALVE | |
| LOT LINE | LOT LINE | | VAULT | VAULT | |
| MB | MAIL BOX | | W | WATER LINE | |
| MH | MANHOLE | | WM | WATER METER | |
| MARSH | MARSH | | WF | WETLANDS FLAG | |



REVISION HISTORY
DESCRIPTION

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |

SURVEY OF
LOTS 1, 2, 3 & 4
BLOCK 5
AMENDED PLAT OF BLOCKS 5 & 7
OCEAN VIEW REALTY CO.
(D.B. 761, PG. 530)
NORFOLK, VIRGINIA
FOR
VERDAD REAL ESTATE, INC.

BlakewayCorp
engineering | surveying | project management
770 INDEPENDENCE CIRCLE, SUITE 100
VIRGINIA BEACH, VIRGINIA 23451
TEL: 757-226-0081
FAX: 757-226-8765

SCALE: 1"=20' DATE: 11/17/15
PROJ.: E. OCEAN FILE NO. 6150.40
SHEET 1 OF 1 F.B. X PG. X

Simons, Matthew

From: Straley, Matthew
Sent: Wednesday, December 16, 2015 11:44 AM
To: 'linda.lundquist@ymail.com'; 'yurkovic3@cox.net'
Cc: Smigiel, Thomas; Winn, Barclay; Ransom, Carlton; Simons, Matthew
Subject: new Planning Commission applications - 1877 E Ocean View Avenue
Attachments: 711_24 hours convenience application.pdf; 711_ABC off application.pdf

Ms. Lundquist and Mr. Yurkovic ,

Attached please find the following applications at 1877 E. Ocean View Avenue:

- a. Special exception to operate a convenience store, 24-hours (no fuel sales).
- b. Special exception for the sale of alcoholic beverages for off-premises consumption.

The item is tentatively scheduled for the January 28, 2016 Planning Commission public hearing.

Should you have any questions, please e-mail or call *Matt Simons* at (757) 664-4750, matthew.simons@norfolk.gov

Thank You.

Matthew Straley

GIS Technician II

Norfolk Department of City Planning

810 Union Street, Suite 508 | Norfolk, Virginia 23510

Matthew.Straley@norfolk.gov | Tel: 757-664-4769 | Fax: 757-441-1569

Simons, Matthew

From: Vic Yurkovic <yurkovic3@cox.net>
Sent: Friday, December 18, 2015 11:55 AM
To: Simons, Matthew; Straley, Matthew; linda.lundquist@ymail.com
Cc: Smigiel, Thomas; Winn, Barclay; Ransom, Carlton; 'Paul C. Evans'; 'Cathy Ford'; 'Susan Hudson'; 'Cate McCoy'; 'Khorram, Jay'
Subject: RE: new Planning Commission applications - 1877 E Ocean View Avenue

Matthew,
This is correct – we supported the proposed moves.
Vic

From: Simons, Matthew [mailto:Matthew.Simons@norfolk.gov]
Sent: Friday, December 18, 2015 11:42 AM
To: Vic Yurkovic; Straley, Matthew; linda.lundquist@ymail.com
Cc: Smigiel, Thomas; Winn, Barclay; Ransom, Carlton; Paul C. Evans; Cathy Ford; Susan Hudson; Cate McCoy; Khorram, Jay
Subject: RE: new Planning Commission applications - 1877 E Ocean View Avenue

Vic,
Sorry, I just want to make sure that I'm telling the Planning Commission the correct thing.
I think what you're saying is that the Cottage Line Civic League voted to support 7-Eleven opening in the space that's currently occupied by the Capeview Food Mart?

Thanks Vic!

Matthew Simons, AICP, CZA, CFM
City of Norfolk, Department of City Planning
City Planner II – Land Use Services
757-664-4750

From: Vic Yurkovic [mailto:yurkovic3@cox.net]
Sent: Thursday, December 17, 2015 10:15 AM
To: Straley, Matthew; linda.lundquist@ymail.com
Cc: Smigiel, Thomas; Winn, Barclay; Ransom, Carlton; Simons, Matthew; Paul C. Evans; Cathy Ford; Susan Hudson; Cate McCoy; Khorram, Jay
Subject: RE: new Planning Commission applications - 1877 E Ocean View Avenue

Matt and Linda,
Cottage Line received a presentation at our March 2015 Civic League meeting on ALL of the 7-11 moves in Ocean View. We voted to support the Capeview Ave & E. Ocean View Ave store relocation from the 2200 block of E. Ocean View Ave.

All the Best,
Vic Yurkovic
Cottage Line Civic League
Cell (757) 287-6693